McLean Community Presentation
January 21, 2026

1368 Beverly Road
RZ/FDP-2025-DR-00016

CYPRESS REAL ESTATE COMPANY
INVESTMENT & ADVISORY

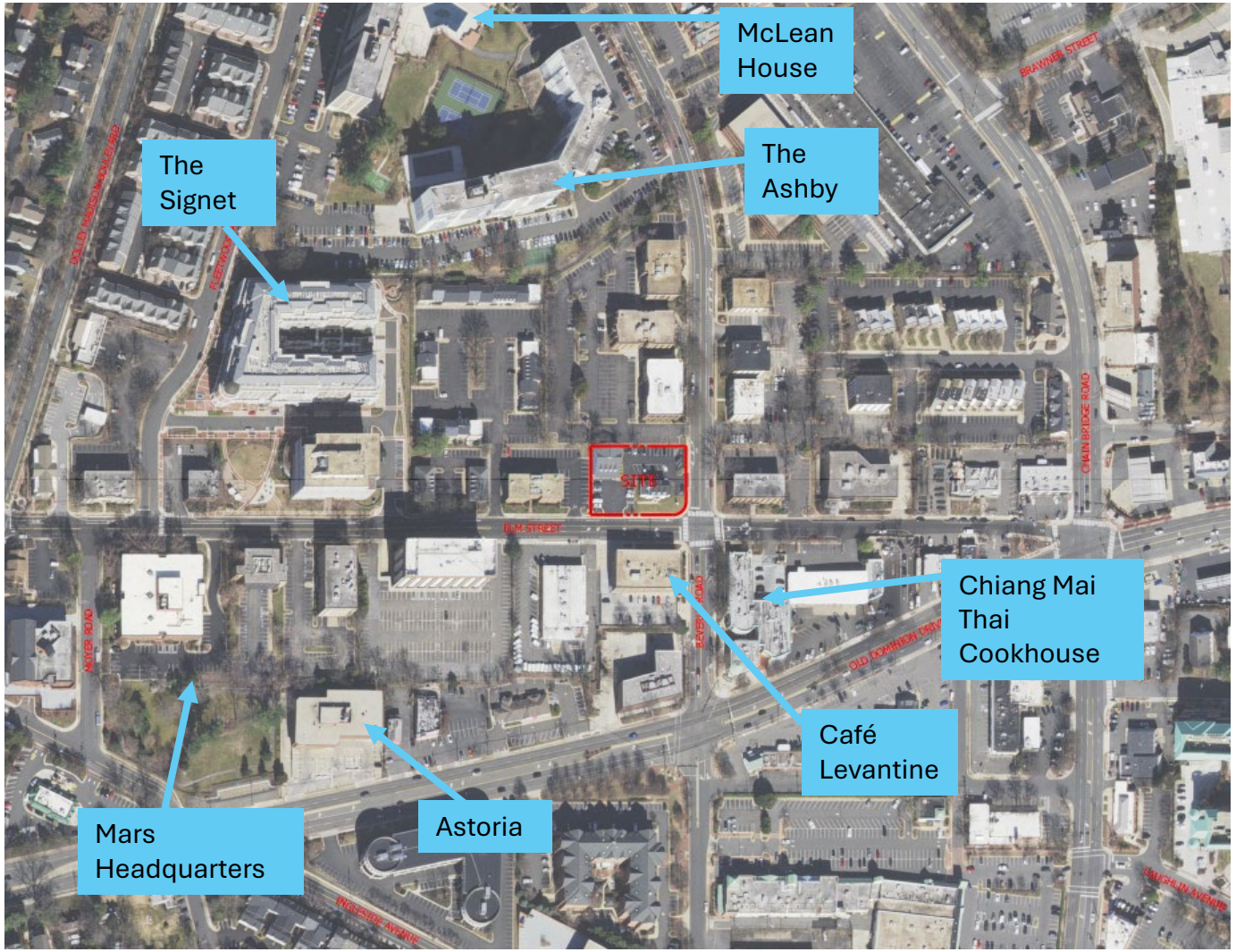
HIGHCREST

ktgy
WHERE DESIGN LIVES

VIKA

WIRE GILL LLP

Area Context



Site Overview

- 24,471 sf / .56 Acres
- Surface parking lot with 35 spaces
- Two existing retail/office structures
- Zoned C-6 Community Retail Commercial
- Proposed to rezone to PRM Planned Residential Mixed-Use

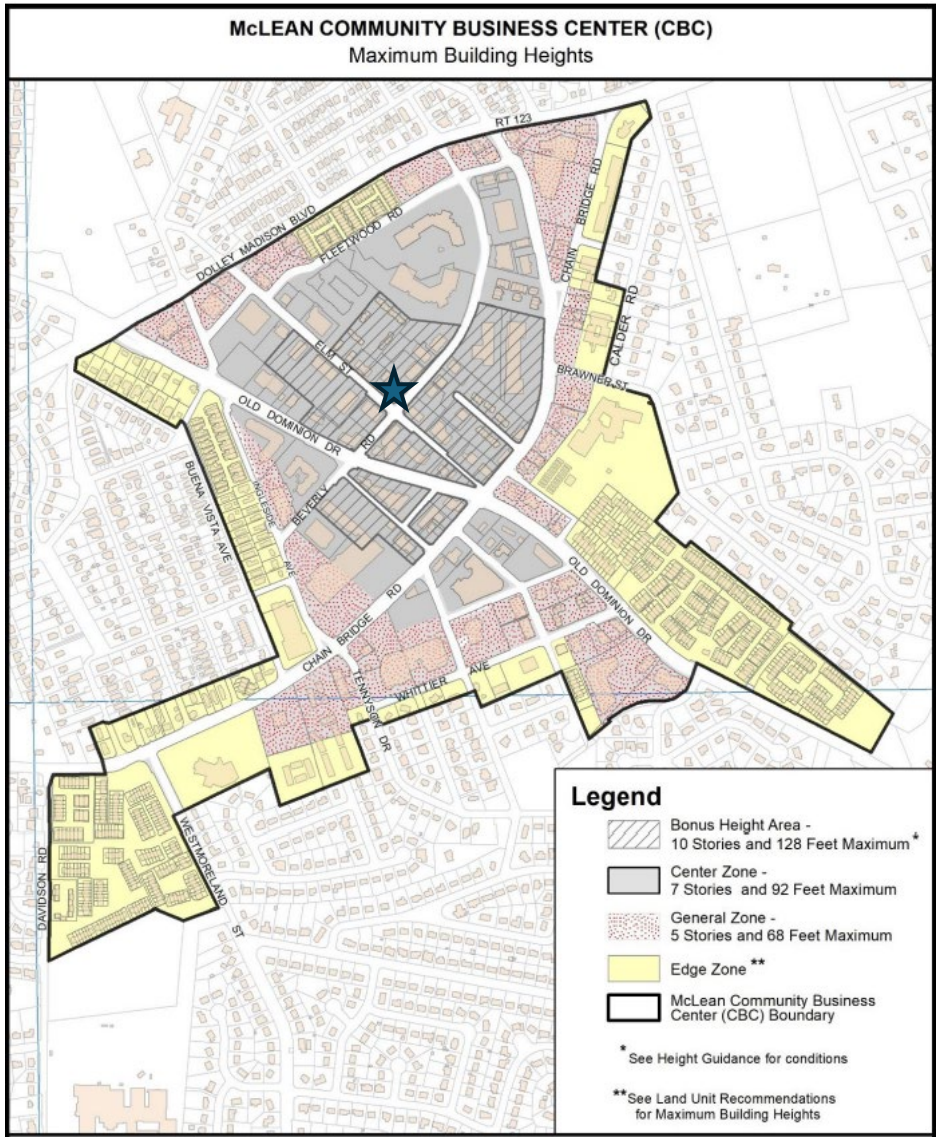
- Under utilized space in the heart of downtown McLean
- Overhead utilities
- No street trees
- Narrow sidewalks
- Unused grass lawn

- Two wide curb cuts – one on each street
- Limited SWM features
- No street presence or activation

McLean Comprehensive Plan: Creation & Vision

- Shaped over 50+ years through community-led planning
- Major updates in 1998 and 2018 with extensive public input
- Vision for a local, community-serving downtown, not Tysons
- Growth focused in the center of McLean with sensitive transitions
- Emphasis on mixed-use, housing, walkability, and public spaces
- Projects must deliver high-quality design and public benefits

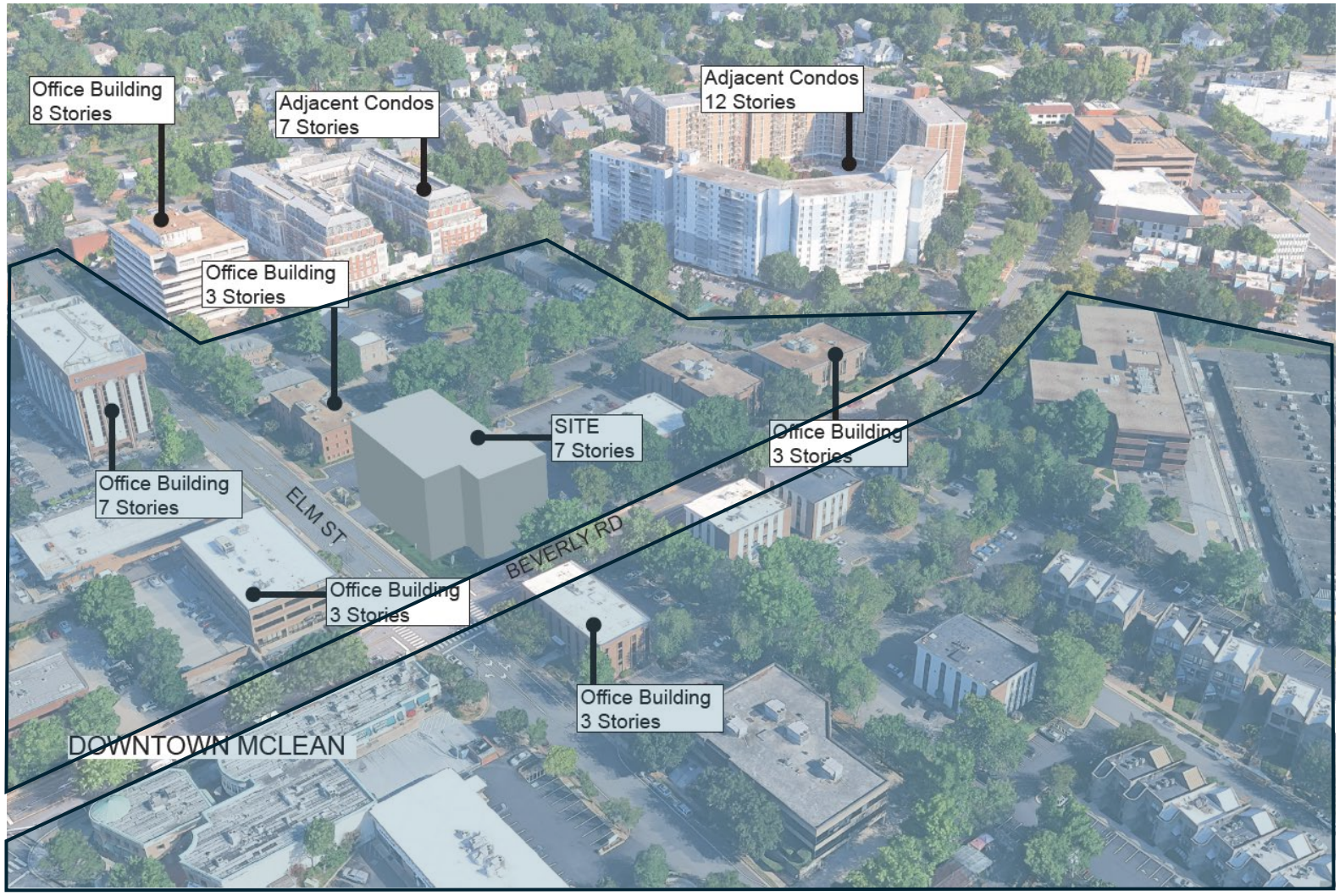
McLean Comprehensive Plan – Center Zone



Conceptual Rendering of Center Zone along Elm Street

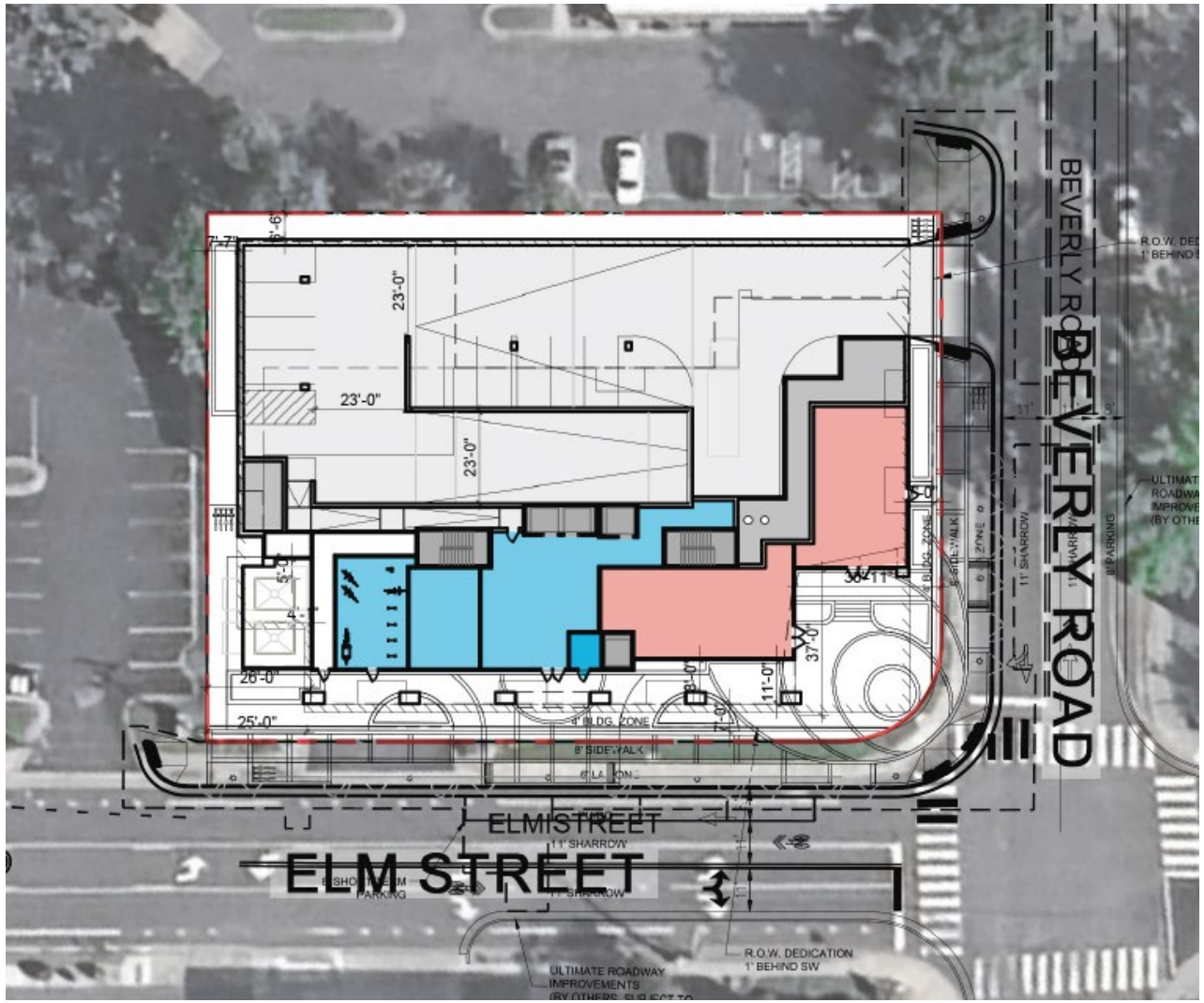
- Max height of 7 stories (10 in Bonus Height Area)
- Mix of uses, particularly multi-family residential to optimize vibrancy and increase opportunities for activity throughout the day
- Public benefits such as new public parks and improved access and mobility
- Buildings close to sidewalks/outdoor cafes/public plazas
- High-quality pedestrian experience – active ground floor uses such as retail, continuous sidewalks
- Improved streetscapes

Height Context



Planned for
7-10 Stories

Proposal



<u>Site Tabulations</u>:

Area: .56 acres
FAR: 3.0 (exclusive of WDU* bonus)
Density: 96.1 DU/acre

<u>Building</u>:

Units: 56 (including 7 WDUs)
Floors: 7 stories
GFA: 82,012 sf

<u>Parking Provided</u>:

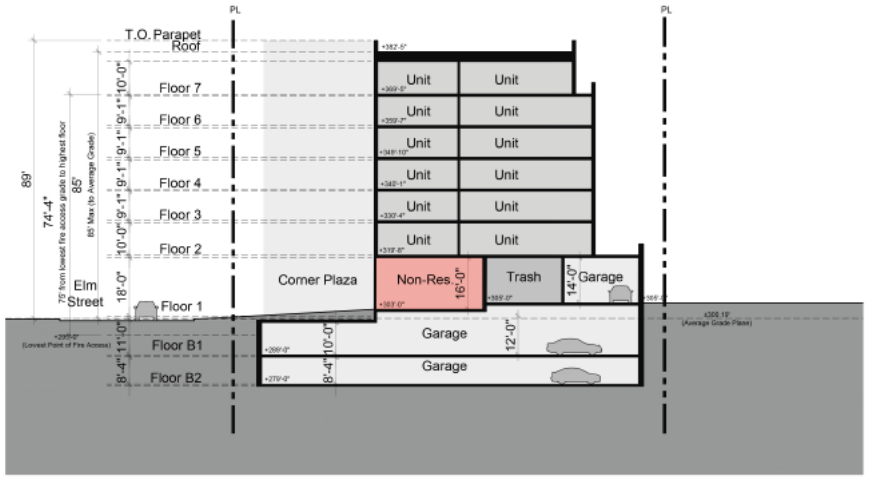
Garage: 85 spaces (+ ~4 spaces on-street spaces on Elm Street)

*Workforce Dwelling Units - meant to serve households with moderate incomes by offering residential units at prices below typical market rates. They are part of an inclusionary housing or workforce housing policy designed to help workers such as public employees, service workers, teachers, first-responders, and others so they can live near where they work and remain in the community.

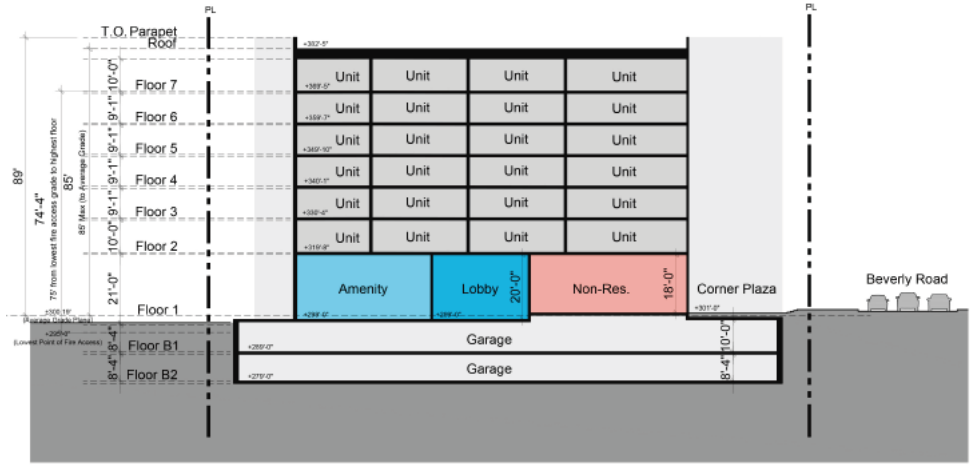
Ground Floor

Second Floor

Conceptual Sections



Section A



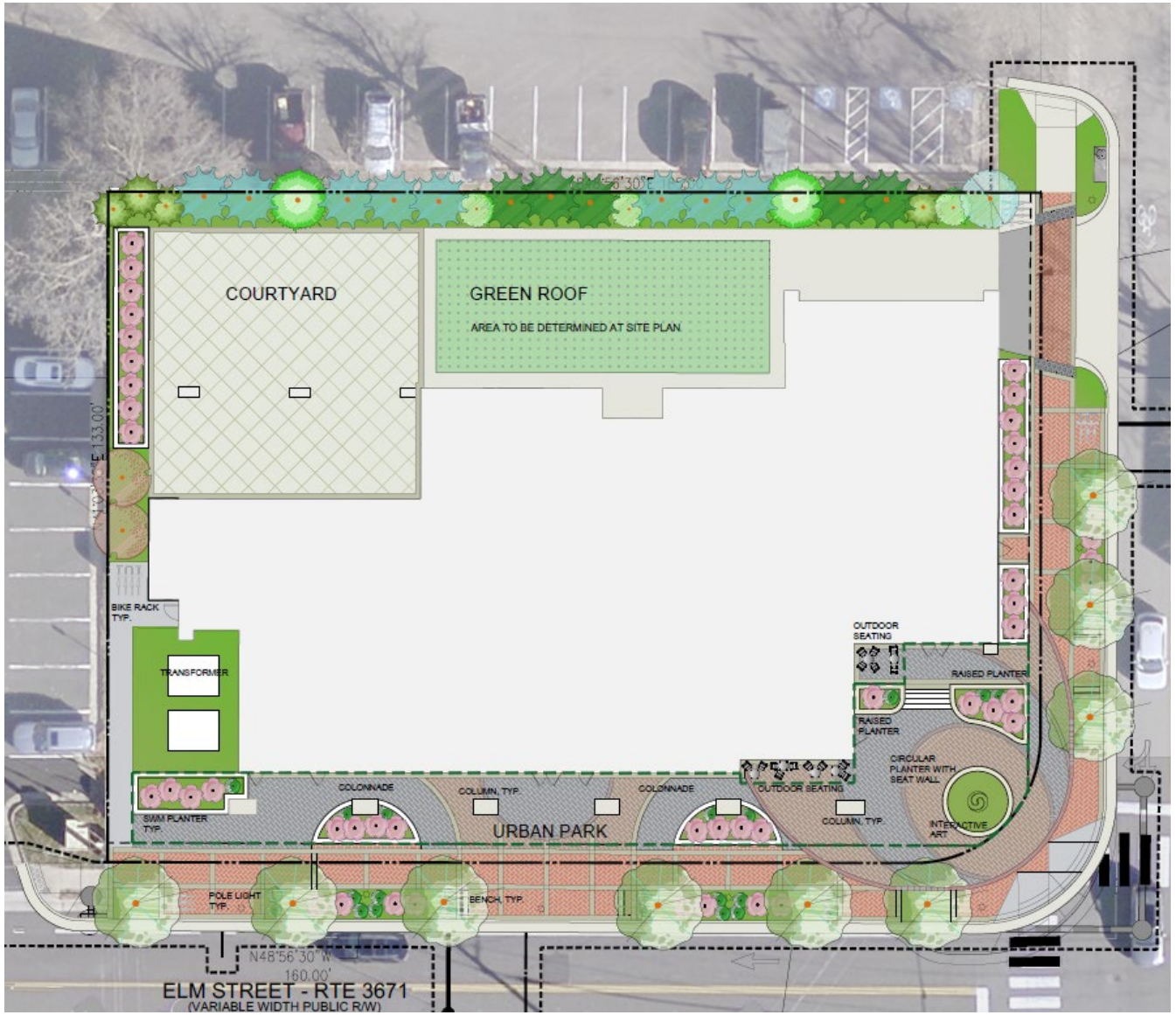
Section B

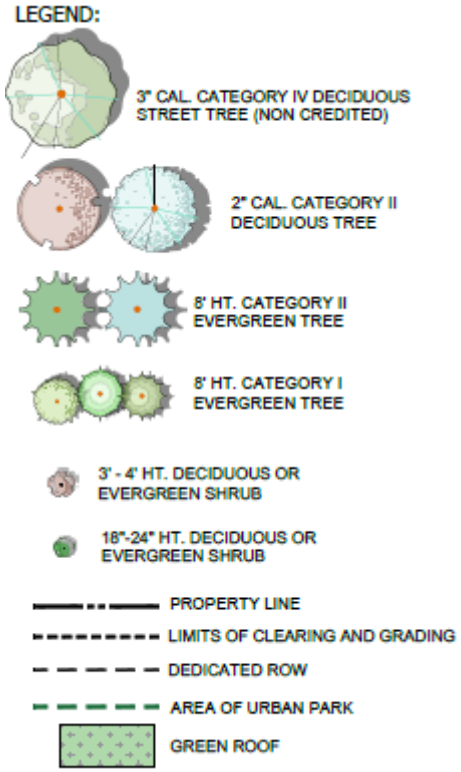
Conceptual Rendering

6830 elm

Pâtisserie Café
Poke Bowl

Landscape Plan

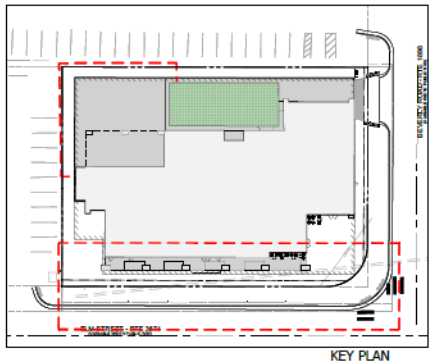




- Existing 10-year tree canopy is 4.88%
- Proposed 10-year tree canopy is 11% (10% required)
- 7 existing trees
- 34 trees proposed
  - 12 deciduous street trees
  - 22 evergreen trees

Courtyard and Plaza Plan

ROOFTOP COURTYARD DETAIL
SCALE: 1" = 5'

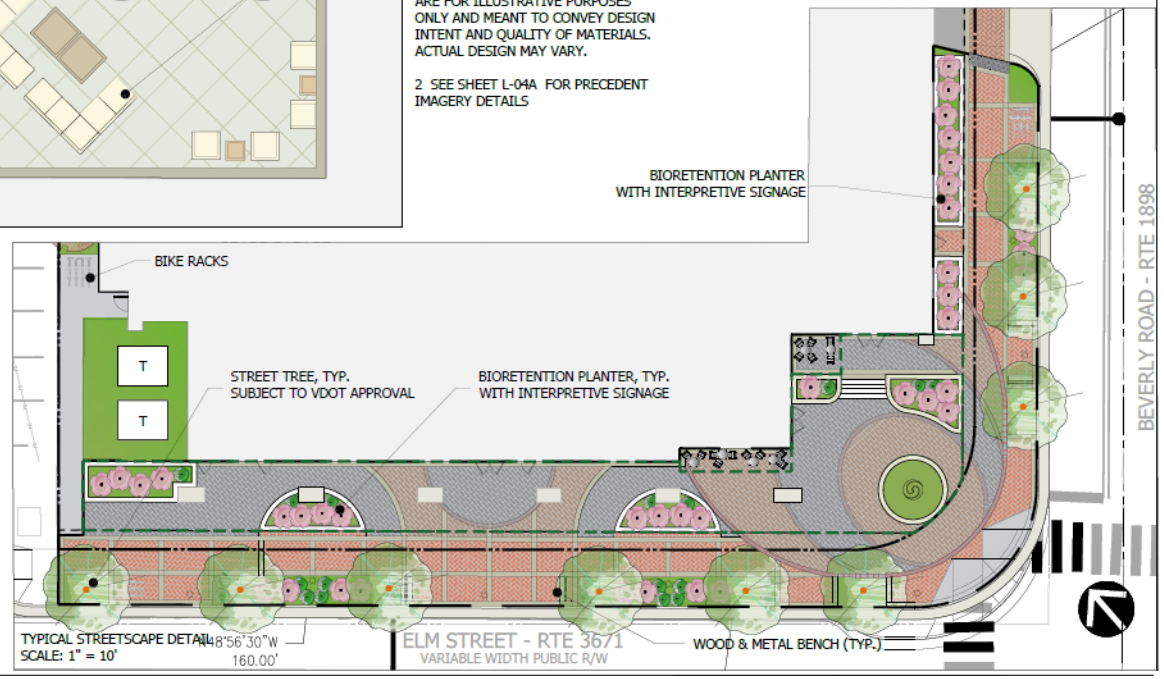


KEY PLAN
SCALE: 1" = 30'

NOTES
1 AMENITY AREA DESIGN ELEMENTS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MEANT TO CONVEY DESIGN INTENT AND QUALITY OF MATERIALS. ACTUAL DESIGN MAY VARY.

2 SEE SHEET L-04A FOR PRECEDENT IMAGERY DETAILS

McCLEAN TYPICAL STREETSCAPE



TYPICAL STREETSCAPE DETAIL
SCALE: 1" = 10'

INTERACTIVE ART

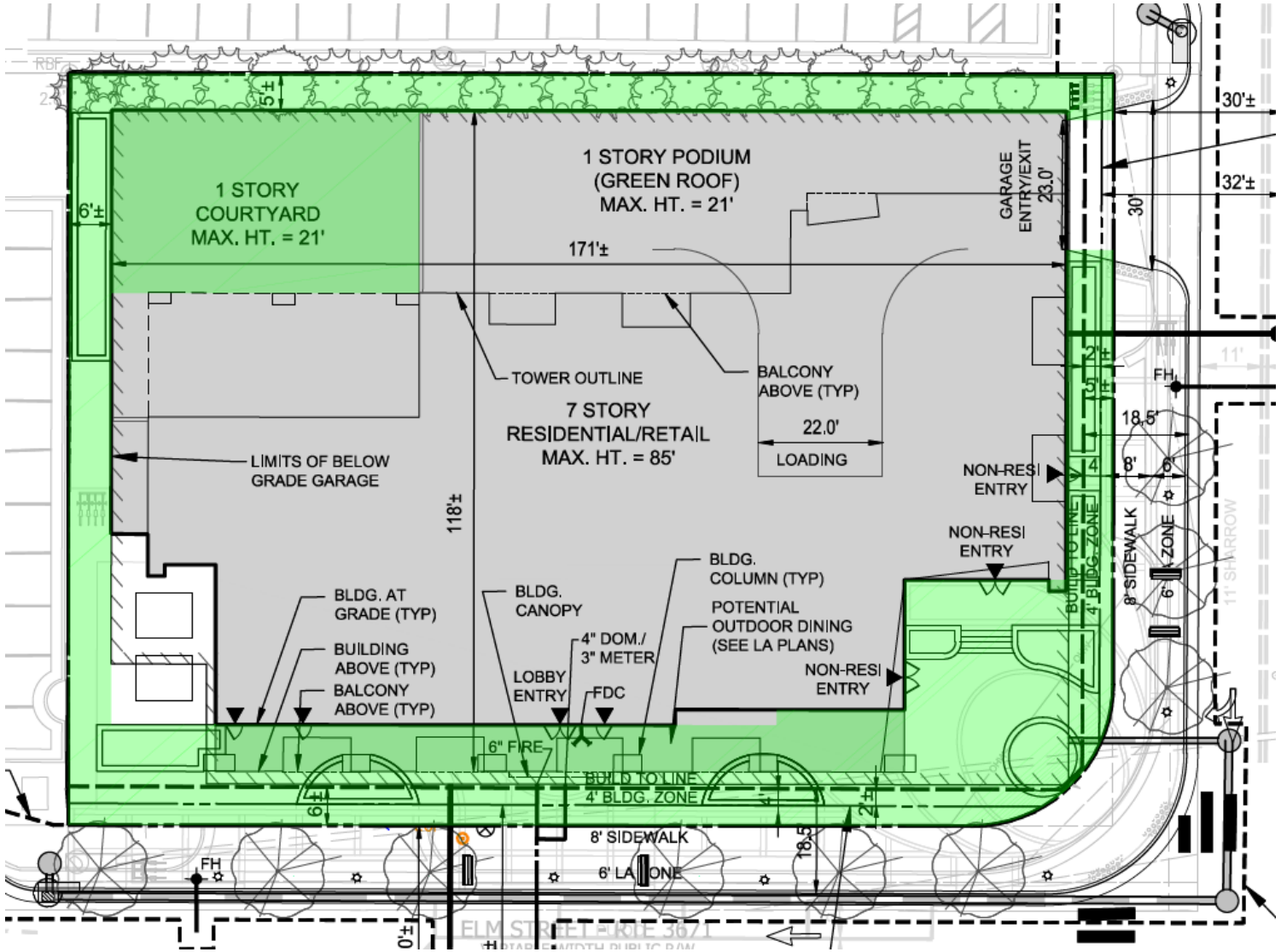
GLOBE LIGHT

BENCH

BISTRO TABLES/ CHAIRS & OUTDOOR BAR

BIORETENTION PLANTING

Open Space Plan



SITE ZONE = C-6
PROP. ZONE = PRM
SITE AREA = 24,471 SF

OPEN SPACE REQUIRED = 20% (OR 5,000 SF)

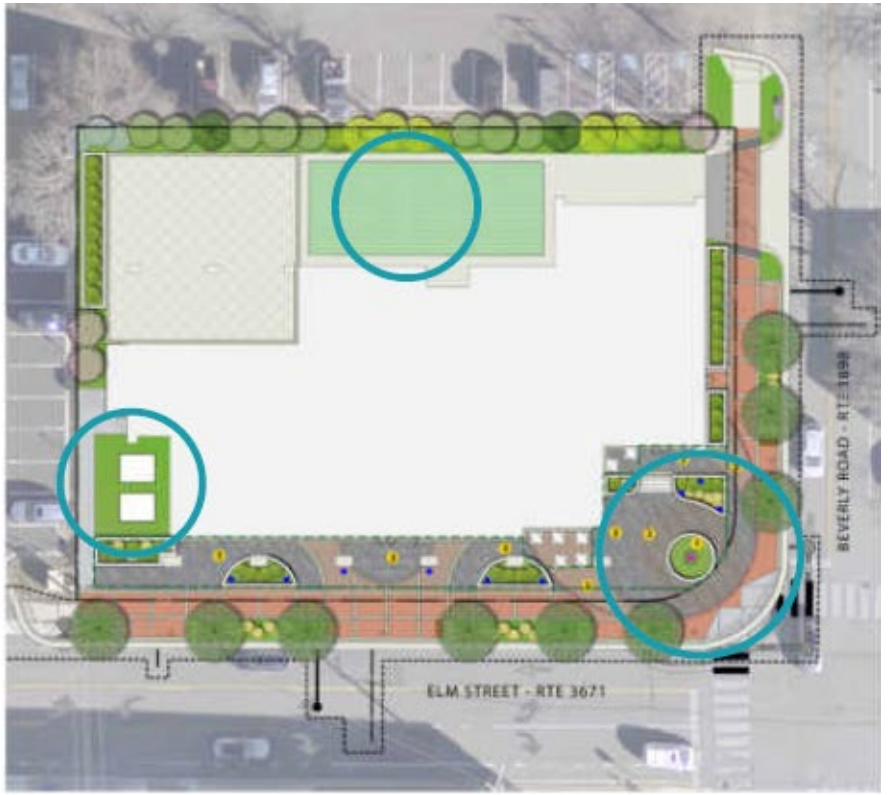
ABOVE GRADE OPEN SPACE PROVIDED = 2,000 SF
AT GRADE OPEN SPACE PROVIDED = 3,000 SF
RECREATION OPEN SPACE = 1,000 SF *
TOTAL OPEN SPACE PROVIDED = 5,000 SF (20%)

= AREA COUNTED TOWARD OPEN SPACE

- Existing open space = ~4,500 sf
- Proposed open space = ~5,000 sf

Evolution with Staff and Community Input

Initial Proposal



Revised Proposal

Initial Proposal

Revised Proposal

Advancement of the McLean Comprehensive Plan and Design Guidelines Vision

Community Benefits & Land Use

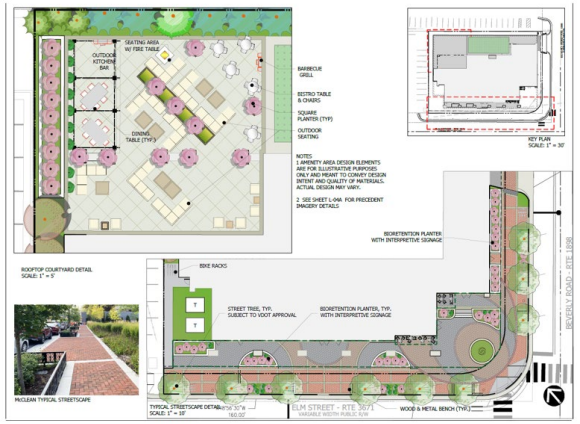
- Delivers height and density **consistent with the McLean CBC guidance**, with sensitive massing and transitions.
- **Adds much-needed multifamily housing**, supporting an active, all-day downtown.
- Includes **at least seven (7) WDUs**, advancing County affordability goals.

Activation & Retail

- **~2,100 SF of retail/non-residential space** at a marquee corner, designed for **16-ft ground-floor ceilings** and **outdoor seating** to energize Beverly & Elm.
- Additional **ground-floor amenity space** extends street activation and supports neighborhood life.

Public Realm & Open Space

- Replaces surface parking with **active uses** and puts parking **underground**.
- Creates **~2,750 SF of publicly accessible open space** as a focal corner plaza at Elm & Beverly, with continuous activation along both frontages.
- Adds **~2,250 SF of private open space** in a second-floor courtyard for residents.



Mobility & Streetscapes

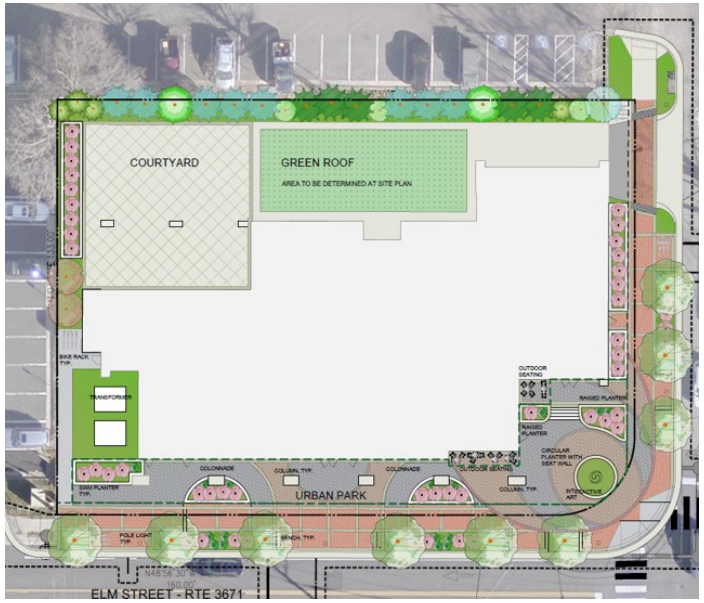
- **Consolidates two curb cuts into one**, improving safety and the pedestrian experience.
- Commits to **interim streetscape conditions** that fulfill the Comprehensive Plan vision from day one.

Architecture & Fit

- **Contemporary, high-quality architecture** and materials that **complement McLean's established character** and scale.

Infrastructure, Trees & Sustainability

- **Undergrounds overhead utility lines** to enhance streetscape frontage and improve reliability.
- **Expands tree canopy and pervious area**, and integrates **LID/green-infrastructure** and upgraded **stormwater management** to enhance on-site performance.



Public Hearings

- Anticipated PC Hearing **February 2026**
- Anticipated BOS Hearing **March 2026**

THANK YOU